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File ANX-1996-068

Name: Country Club Park West #2 Annexation - 327 and 331 Country Club Park Road

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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		*Review Sheet Summary
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		Other bound or non-bound reports
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		*Planning Commission staff report and exhibits
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DOCUMENT DESCRIPTION:

X	X	Resolution No. 35-95, 35-96 - **			
X	X	Impact Report – 4/1/96			
X		E-mails			
X	X	City Council Minutes – 4/3/96 - **			
X		Property Profiles – 3/20/96			
X	X	Correspondence			
X	X	Planning Commission Minutes – 5/14/96 - **			
X	X	City Council Minutes – 5/14/96,6/5/96, 11/20/96, 12/18/96- **			
X	X	Ordinance No. 2969, 2970 - **			
X	X	Annexation Summary			
X	X	Majority Annexation Checklist			
X	X	Country Club Annexation No. 2 – GIS Historical Maps - **			

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**
Dan Wilson, City Attorney
Mark Relph, Public Works Manager
Tim Woodmansee, Property Agent
Steve Pace, Engineering Tech
Greg Trainor, Utility Manager
Terry Brown, Technical Service Supervisor
Darren Starr, Sanitation Division Supervisor
Don Newton, City Engineer
Doug Cline, Streets Superintendent
Don Hobbs, Parks Manager
Jim Bright, Fire Department
Marty Currie, Police Captain
Lanny Paulson, Budget Coordinator
Randy Booth, Comptroller
Stephanie Nye, City Clerk
Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor
Beth Meek, Communication Supervisor
Ralph Ohm, Ute Water Conservancy District

FROM: Dave Thornton, Community Development Department

RE: **IMPACT REPORT FOR COUNTRY CLUB PARK WEST #2 ANNEXATION**

DATE: April 1, 1996

On Wednesday, April 3rd, a resolution for the intent to annex the Country Club Park West #2 Annexation will go to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on May 15th, with second reading on June 5th. The annexation will be effective July 7, 1996. As a result, I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. If you need any additional information, please call. **I need your impact reports by April 26, 1996. Please either submit by E-mail via attachment using Word Perfect 5.1 and/or by hard copy if a spread sheet is used. Thank you.**

Reminder: Report only direct budgetary impacts instead of incremental service delivery impacts. Also, double check your total impact.dollars to make sure it is realistic and makes sense.

COUNTRY CLUB PARK WEST #2 ANNEXATION SUMMARY

Location: 327 and 331 Country Club Park Road

Parcels = 2 2945-211-07-001,
2945-211-06-017

Estimated Population = 2

of Parcels (Owner Occupied): 1

of Dwelling Units = 1

Acres = 1.89

Developable Acres Remaining = .6 acres

The annexation includes the following right-of-way:
190 ft of Country Club Park Road

Previous County Zoning: R2

Proposed City Zoning: RSF-2

Current Land Use: 1 house and 1 vacant lot

Future Land Use: 2 homes

Assessed Values: Land = \$6,280
Improvements = \$10,910
TOTAL VALUE = \$17,190

Census Tract: 1401

Address Ranges: 327 and 331 Country Club Park Road

Special Districts:

Water: Ute Water

Sewer:

Fire: Grand Junction Rural Fire

Drainage:

School: District 51

Irrigation:

Pest:

Other:

Type of Petition (property owner, P.O.A., or Enclave): Property Owner

To: davidt
From: Kathy Portner
Subject: Impact reports
Date: 4/3/96 Time: 12:02PM

The impact of the Country Club Park West #2 Annexation on the Planning Division is insignificant.

The impact of the Edwards Annexation on the Planning Division is as follows:

Planning Techs--insignificant
Senior Planner--.5 days per month
Personnel=\$1,224/yr.
Operating=\$126/yr.

STAFF REVIEW

FILE: #ANX-96-68 Country Club Park West #2 Annexation

DATE: April 3, 1996

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Resolution the Referral of Petition for the Country Club Park West #2 Annexation.

LOCATION: 327 and 331 Country Club Park Road

APPLICANTS: Dale & Luella Dumont
Carl & Kathy Koch

EXECUTIVE SUMMARY: Dale & Luella Dumont and Carl & Kathy Koch, owners of 327 and 331 Country Club Park Road respectively have signed an annexation petition to allow for the potential formation of sewer improvement district for their neighborhood. The Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by resolution the Referral of Petition for the Country Club Park West #2 Annexation.

STAFF ANALYSIS: Owners of 327 and 331 Country Club Park Road are requesting annexation because they want to be considered for inclusion into the Country Club Park special improvement district for sewer. The remainder of the improvement district area received approval by Council in 1995 and was annexed at that time. The boundaries of the special improvement district are now being revised to include 327 and 331 Country Club Park Road. This annexation petition has been signed for both properties by all four property owners for 100% of the annexed area.

ANNEXATION TOTALS

of parcels = 2
of parcels that signed petition = 2 (100%)
of owners = 4
of owners signing petition = 4 (100%)

Total area of the annexation is 1.89 acres.

Pursuant to C.R.S. 31-12-104, the Country Club Park West #2 Annexation is eligible to be annexed.

It complies with the following:

a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;

- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is urbanized;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

FISCAL IMPACTS: Staff is currently analyzing the potential financial impacts to the City for this annexation. A financial analysis or statement will be provided to Council by second reading of the annexation ordinance.

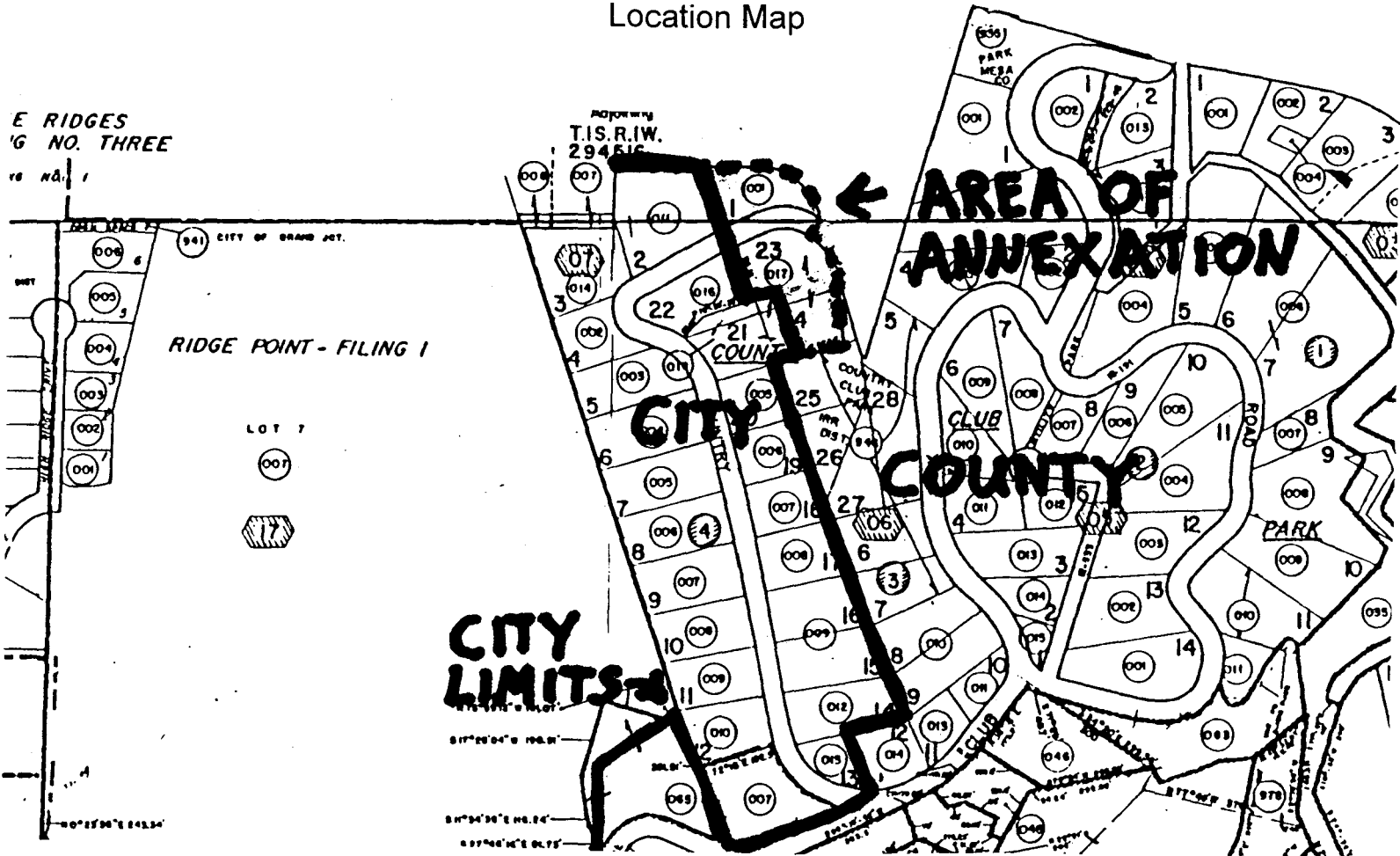
STAFF RECOMMENDATIONS:

Staff recommends approval.

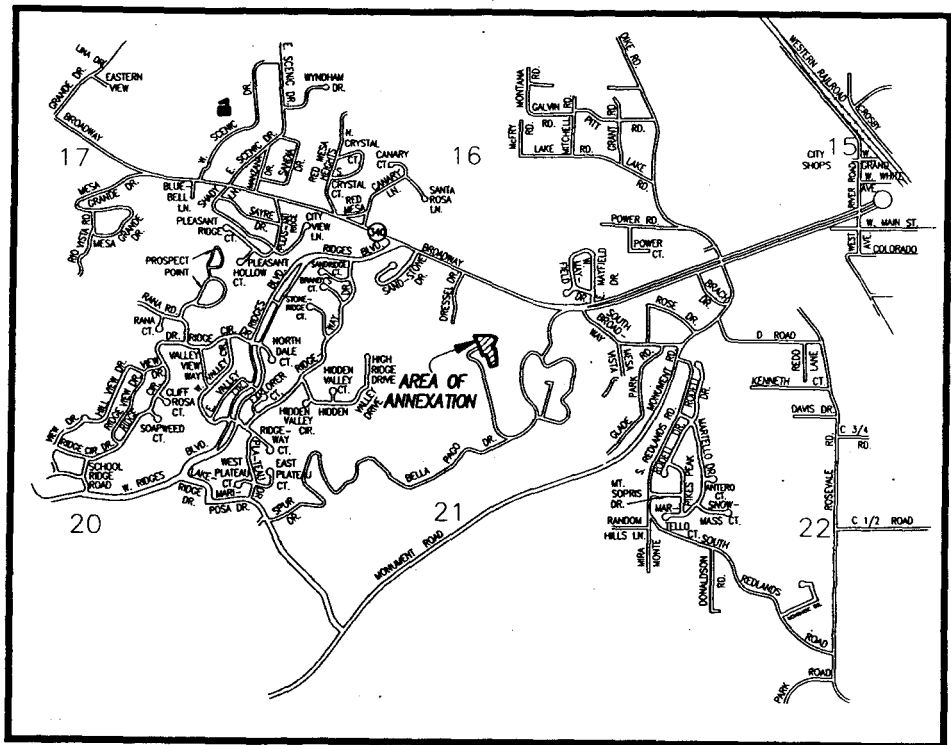
COUNTRY CLUB PARK WEST #2 ANNEXATION

Location Map

E RIDGES
'G NO. THREE
re no. 1



2945-211



VICINITY MAP

N.T.C.



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX:(970)244-1599

April 11, 1996

Board of County Commissioners
County Administration Building
750 Main Street
Grand Junction, Colorado 81501

Commissioners:

Subject: Country Club Park West #2 Annexation, Notice of Hearing,
Resolution No. 35-96, and Petition

In compliance with Title 31, Article 12, C.R.S., Part 1, entitled "Municipal Annexation Act of 1965", Section 31-12-108(2), I have enclosed a copy of the petition as filed and Resolution No. 35-96 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting April 3, 1996, giving notice of hearing on the proposed Country Club Park West #2 Annexation.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Nye".

Stephanie Nye, CMC/AAE
City Clerk

SN:tm

Enclosures

c: Mr. Lyle DeChant, County Attorney
Ute Water Conservancy District
Grand Junction Rural Fire District
School District #51
Dan Wilson, City Attorney
Larry Timm, Community Development Director ✓

